

FOR LEASE

400 Ann Street NW

Grand Rapids, Michigan 49504

885 – 3,333 RSF



Space Available

Suite 102: 3,333 RSF

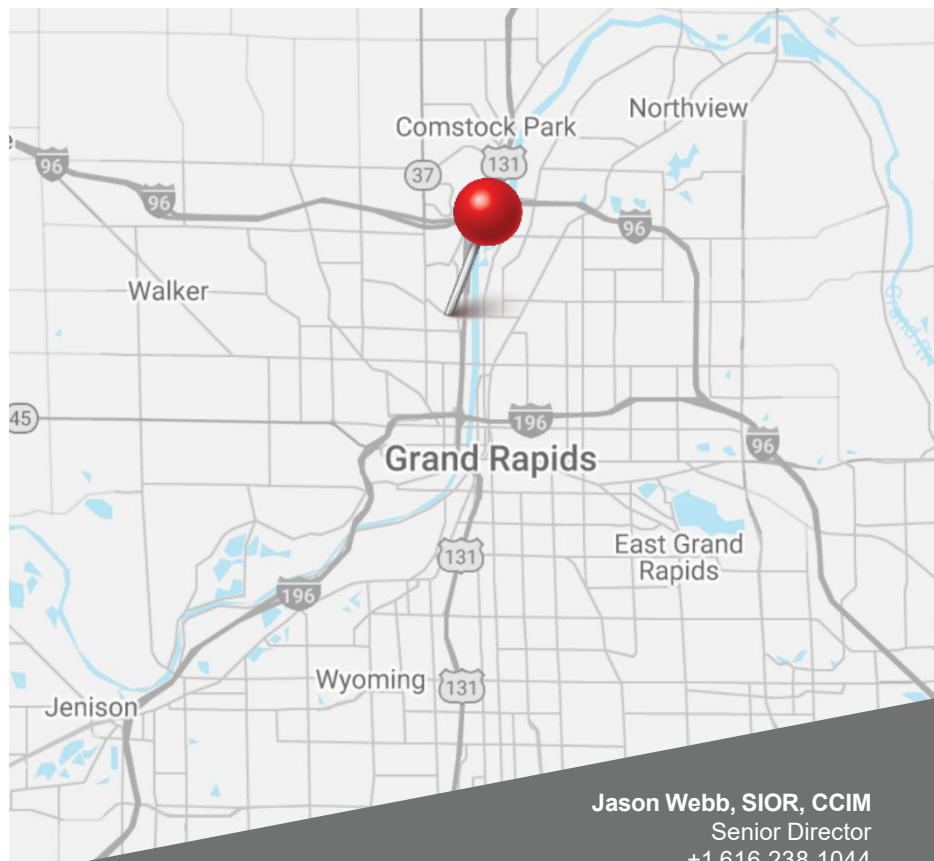
Suite 105: 4,046 RSF

Suite 207: 885 RSF

Suite 204: 2,000 RSF

Key Features

- Renovated brick and timber office building
- Excellent property visibility
- Entrance to US-131 a block away



Jason Webb, SIOR, CCIM

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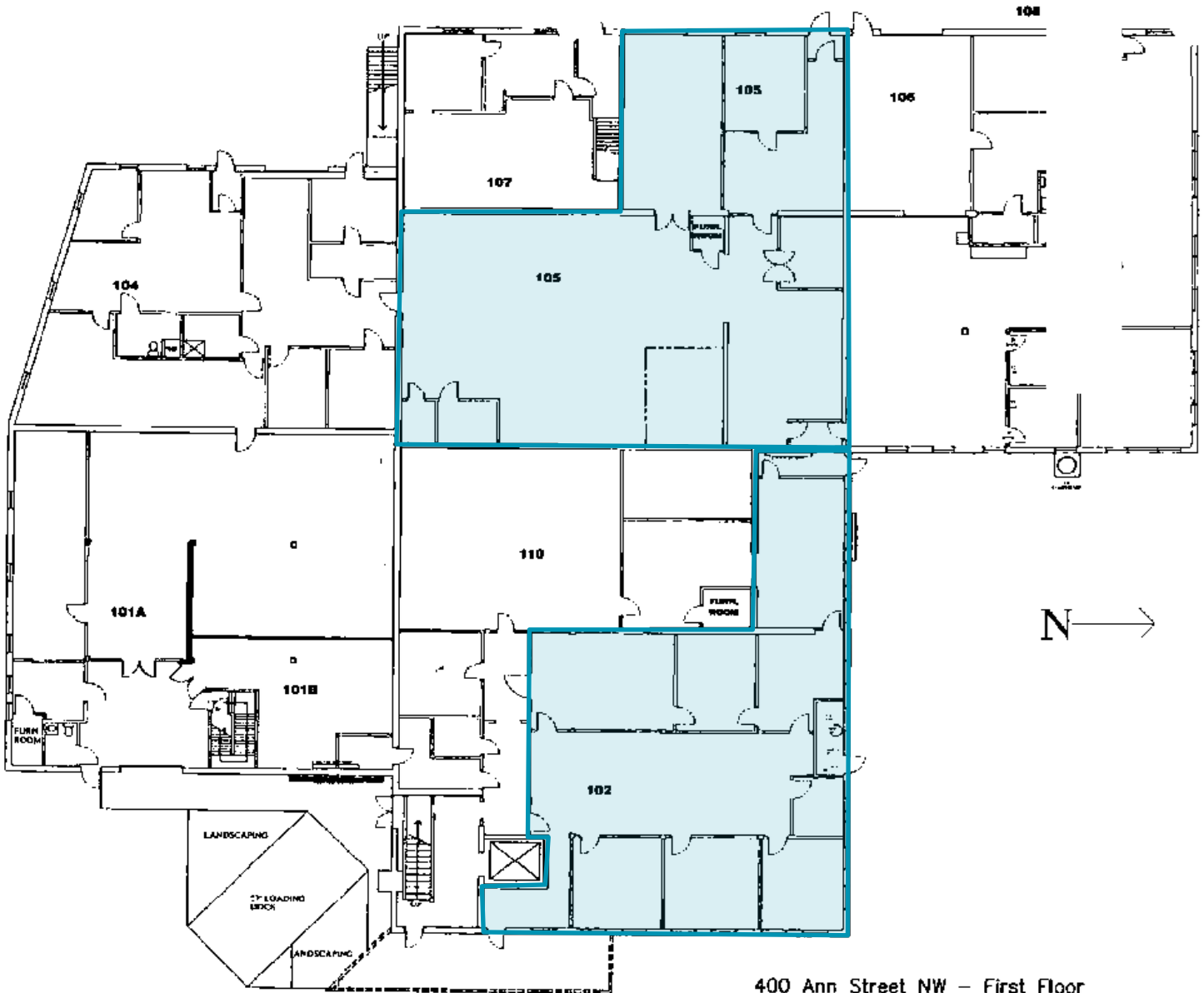
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First Floor



400 Ann Street NW - First Floor

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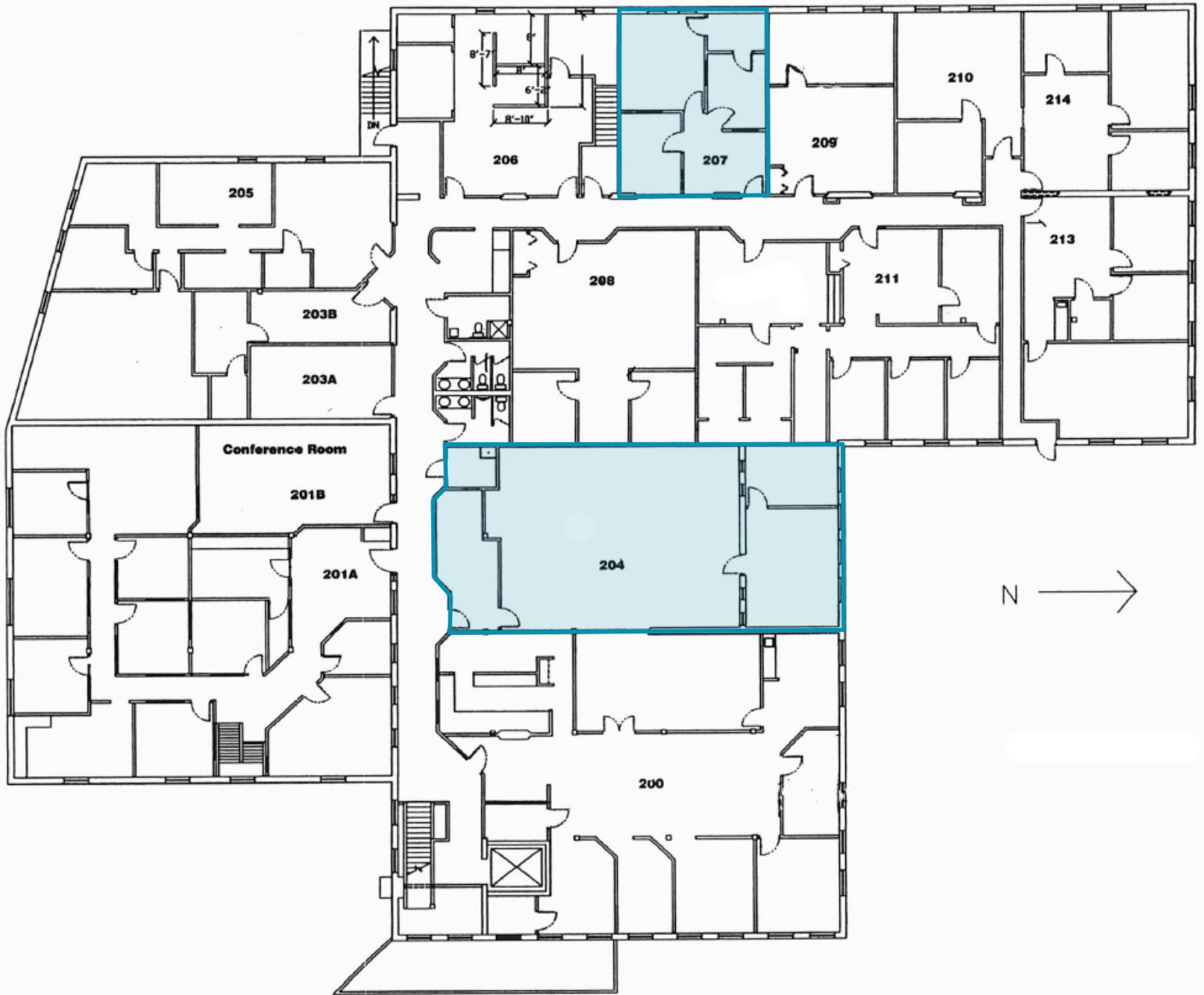
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Second Floor



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Suite 102



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Suite 105



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Suite 204



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Suite 207



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GENERAL INFORMATION

Address	400 Ann Street NW Grand Rapids, MI 49504
Total Building Area	41,224 SF
Primary Use	Office
Year Renovated	2008
Year Built	1900
Stories	2

SUITE # RSF Monthly Rate

Suite 102	3,333 RSF	\$3,800.00
Suite 105	4,046 RSF	\$3,500.00
Suite 204	2,000 RSF	\$2,500.00
Suite 207	885 RSF	\$1,250.00

Lease Type	Gross; Tenant pays suite janitorial, phone/ data
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SITE DETAILS

Total Land Area	3.00 acres
Zoning	TCC
Parcel ID	41-13-13-179-004
Parking	132 surface spaces
Frontage	+/- 800 feet
Major Crossroads	Ann St and US 131
Neighboring Businesses	Radisson Hotel Grand Savory Foods Twisters Ice Cream Greyline Brewing Co Mike's Wings Tillie's Market



DEMOGRAPHICS

	Population	Average Household Income	Daytime Population
2 Mile	52,506	\$64,220	35,453
5 Miles	226,544	\$70,193	129,952
10 Miles	500,062	\$77,669	255,167

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